BOOK 9018 PAGE 121

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THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & CALDWELL
Matthew T. Harris
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: BRENDA K. McCLEAREN ("GRANTOR")

TO: GREG MAGGART ("GRANTEE")

ADDRESS NEW OWNER:
1135 Easedale
Nashville, Tennessee

SEND TAX BILLS:
SAME

42419
IDENTIF. & REFERENCE

93 JUL 19 PM 3:13
REGISTER
DAVIDSON COUNTY, TN.

MAP AND PARCEL NUMBER: 61-12-1

WARRANTY DEED

5418 07/19 0101 03CHECK 264.30

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BRENDA K. MCCLEAREN,** a single person, has bargained and sold, and by these presents does transfer and convey unto **GREG MAGGART,** his heirs and assigns, all of her interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 140 on the Map of Eastdale Place, as of record in Book 547, pages 29 and 30, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brenda K. McClearen by deed from Mary A. Reeves and husband, Jack Reeves of record in Book 6181, page 426, Register's Office for Davidson County, Tennessee.

The above legal description is the same as the legal description used in the previous conveyance of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for 1993 real property taxes which have been prorated between the parties and matters which a title search would reveal.

And GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hands this 19 day of July, 1993.

Brenda K. McClearen
BRENDA K. MCCLEAREN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County duly commissioned and qualified, BRENDA K.MCCLEAREN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of July, 1993.

Kay E. Medgett
Notary Public

My Commission Expires: 10-1-94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $69,000.00.

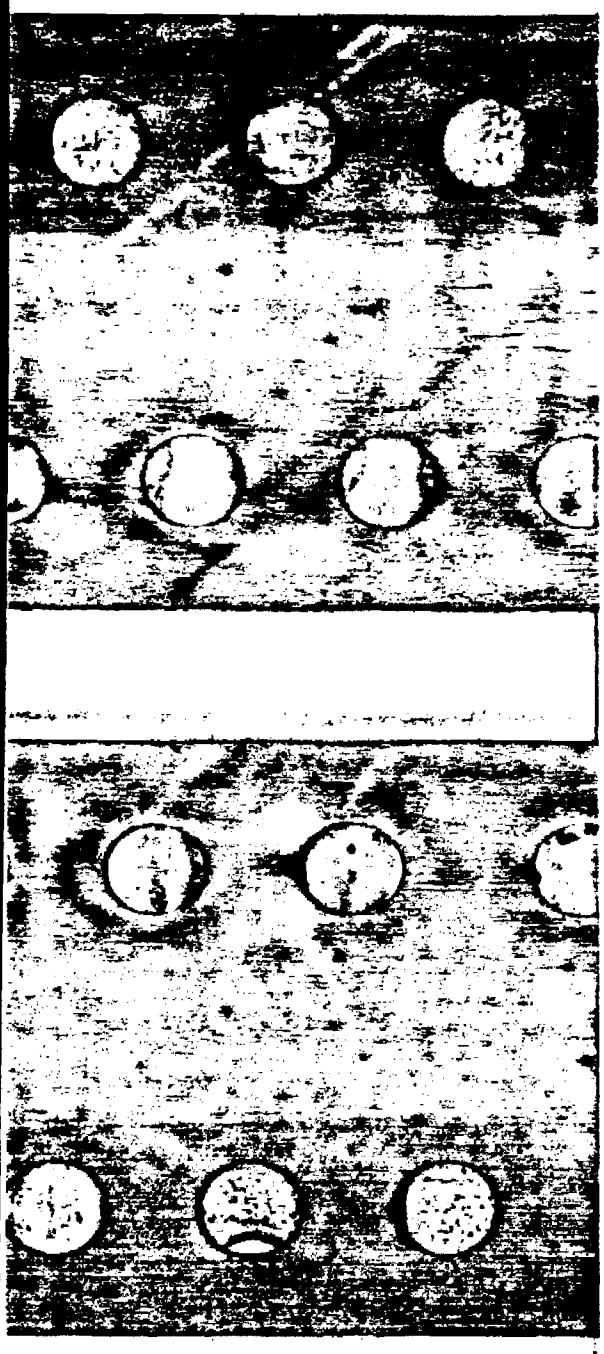
AFFIANT

Subscribed and sworn to before me, this 19 day of July, 1993.

Kay E. Medgett
NOTARY PUBLIC

My Commission Expires: 10-1-94

N MTH35436 V1



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 9018 PAGE 123

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	69000.00
CON TX	255.30
PRFEE	1.00
WDEED	8.00
TOTAL	264.30
CHECK	264.30

07/19/93 01 15:14 0001 5418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42419
IDENTIF. & REFERENCE

93 JUL 19 PM 3:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 675813